



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@grafton-ma.gov
www.grafton-ma.gov

PLANNING DEPARTMENT

62 Wesson

FORM A

**APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL (ANR)**

Application No. ANR 2023-09

1. **OWNER OF RECORD:** Willard House Clock Museum Inc.
STREET /P.O. Box 11 Willard Street CITY/TOWN Grafton
STATE MA ZIP 01536 TELEPHONE 508-839-3500

Deed recorded in the Worcester District Registry of Deeds: Book 9132 Page 116

2. **NAME OF APPLICANT:** Willard House Clock Museum Inc.
STREET /P.O. Box 11 Willard Street CITY/TOWN Grafton
STATE MA ZIP 01536 TELEPHONE 508-839-3500

3. **ENGINEER / LAND SURVEYOR:** Norman Hill Land Planning Inc.
STREET /P.O. Box 214 Worcester Street CITY/TOWN Grafton, MA
STATE MA ZIP 01536 TELEPHONE 508-839-9526

4. **NAME OF AGENT / CONTACT PERSON:** Same
STREET /P.O. Box _____ CITY/TOWN _____
STATE _____ ZIP _____ TELEPHONE _____

5. **LOCATION OF LAND:** on the South east side of Wesson St.
100 feet East of Magnolia Lane
(Direction) (Street)

Total Acreage 17.3 Zoning District(s) (including overlay zones) R-40

ASSESSOR'S MAP(S) 22 LOT #(S) 12

6. Has the Zoning Board of Appeals, Planning Board or Board of Selectmen granted any variance, exception, or special permit concerning this property? Yes _____ No X

7. List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations)
Map(s) None Lot(s) _____

8. Affidavit by Engineer / Land Surveyor who stamped/signed the plan that all items required are shown (enclosed attested document).

Applicant's Signature Wayne D. Andrews Date: _____

Property Owner's Signature (if not Applicant) President, Willard Museum Date: 4/27/23

Application No. ANR 2023-09

Affidavit ANR Plan Submittal

I, Norman G. Hill, P.L.S.,
(Name of Surveyor/Engineer – Please Print)

hereby attest that all above information, required by the Grafton Subdivision Rules and Regulations, is accurately and completely shown on the plan of land

dated 4-27-23,

regarding MAP(s) 22 LOT #(S) 12

on 62 Wesson Street in the Town of Grafton.
(property address)

Signature: Norman G Hill

Address Land Planning Inc.
214 Worcester St.

City / Town N. Grafton

State MA ZIP 01536

Phone: 508-839-9526



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TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Land Plannoing

Petitioner Name

214 Worcester Street

Petitioner Address

N. Grafton, MA 01536

City, State, Zip

508-839-9526

Phone

Willard House Clock Museum

Property Owner / Applicant

62 Wesson Street

Property Address

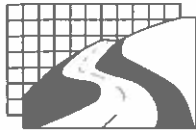
Grafton, MA

City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property	✓		
Motor Vehicle Excise	✓		
Disposal	✓		
General Billing			✓

Christi
Treasurer / Collector Signature

5/12/23
Date



LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

May 12, 2023

Town of Grafton
30 Providence Road
Grafton, MA 01519

Attention: Fiona Coughlan, Town Planner
Subject: Submission of an ANR application
Reference: Willard House Clock Museum, property at 62 Wesson Street

Please find enclosed an application for Endorsement of a Plan Believed Not to Require Approval

Overview:

Our client, the Willard House Clock Museum, at 11 Willard Street in Grafton, owns a large piece of land at 62 Wesson Street, which consists of 17.3 acres of land. They would like to divide this property into three frontage lots along Wesson Road. Please see our enclosed ANR plan dated 1-24-23.

We have enclosed the following:

- Four paper copies of the ANR plan and one mylar original
- One copy of a Certificate of Good Standing
- One copy of the ANR application form
- One copy of the Affidavit Form

Please contact me if you require any additional information or have any questions.

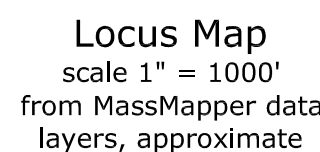
Sincerely,
Land Planning Incorporated

Norman G. Hill, P.E.

note: the lot is not located within the Town of Grafton Water Supply Protection Overlay District.

Purposed Statement:
The Purpose of this plan is to Subdivide the land at 62 Wesson St. Lot 1, Lot 2, and remaining land Lot 3. Also the purpose of this plan is to define the easement location for a shared "common driveway" for Lot 2 and Lot 3.

ANR Justification:
Lot 1, lot 2, and lot 3 meet or exceed the minimum requirements for Lot Frontage, Lot Area, Lot Width and the Conservation requirements for contiguous upland area. Note: A special permit is REQUIRED for a common driveway to provide real access to Lot 3.



FOR REGISTRY OF DEEDS USE ONLY

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED
GRAFTON
PLANNING BOARD

DATE _____

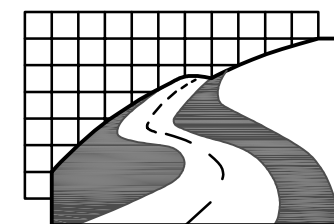
COMPLIANCE WITH ZONING OR OTHER REGULATIONS IS NEITHER EXPRESSED NOR IMPLIED.

I CERTIFY THAT THE PREPARATION OF THIS
PLAN CONFORMS TO THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS

DATE:

Norman G. HILL.	P.L.S. #41786
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Field By:	NH/PP	12/21/22
Drawn By:	BDH	1/18/23
Checked By:	NGH	1/24/23



Land Planning, Inc.

Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham

167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton

214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson

1115 Main Street
Hanson, MA 02341
781-294-4144

www.landplanninginc.com

ANR PLAN
located at
62 Wesson Street

Grafton, MA
Assessors Map 22 parcel 12.0

owned by
**Willard House Clock
Museum Inc.**
11 Willard Street
North Grafton MA 01536-2011

Scale 1"=40'

Date Jan. 24, 2023

Job No. G22335

Sheet No.

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